permit a minimum setback of 1.5' from the side and rear property 1 mes in lieu of the

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) THE SPACE PROVIDED, BY DEED, AT 3432 GAITHER ROAD, BALTIMORE, MARYLAND, 207, RELATIVE TO THE REAR YARD (AS DEFINED BY BALTIMORE COUNTY ZONING), TOTALLY

INADEQUATE FOR CONSTRUCTION OF AN IN GROUND SWIMMING POOL, AND YET REMAIN IN ACCORDANCE WITH SAID ZONING GUIDELINES/RESTRICTIONS. IT IS BECAUSE OF THE ABOVE THAT WE, HARRY S. COOK AND DOROTHEA S. COOK, ARE MAKING APPLICATION FOR A VARIANCE.

Also we want to legalize the location and setback of the existing shed.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County,

under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser HARRY S. COOK (Type or Print Name) DOROTHEA S. COOK

3432 GAITHER ROAD (301) 521-3321 BALTIMORE, MARYLAND, 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted

I/We do solemnly declare and affirm,

HARRY S. COOK OR DOROTHEA S. COOK 3432 GAITHER ROAD (R) 521-3321 EALTIMORE, MD, 21207 (O) 247-8°11 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day County, on the _____ day of _April _____, 1982__, at _9:30 o'clock

Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCES NE corner of Gaither Rd. and Sunset Lane, 2nd District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

HARRY S. COOK, et ux, Petitioners

: Case No. 82-221-A

ORDER TO ENTER APPEARANCE

:::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor. and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CEKTIFY that on this 23rd day of March, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Harry S. Cook, 3432 Gaither Road, Baltimore, Maryland 21207, Petitioners.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. March 23, 1982

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

<u>A. M.</u>

Re: Item #151 (1981-1982) Property Owner: Harry S. & Dorothea S. Cook N/E corner Gaither Road and Sunset Lane Acres: 55/55 X 105/110 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General: This property comprises Lot 9, plat of "Little Dale", recorded G.L.B. 17, Folio 19 (not Block "B" Millwood as indicated, with lot dimensions in error).

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 151 (1981-1982).

Bureau of Public Services

RAM: EAM: FWR: 58 cc: Jack Wimbley L-NE Key Sheet 19 NW 27 & 28 Fos. Sheets NW 5 G Topo 77 & 87 Tax Maps

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORREST ANDENCE

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning Date February 19, 1982

FROM Ian J. Forrest

SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item #137 - Pau' G. & Karne A. Riesner

Item #139 - Frederick & Sharon Leavitt

Item #141 - Kenneth W. & Sharon A. Daniels

Item #142 - Edward E. & Louise Smith

Item #144 - L. Glen & Patricia D. Rock

Item #147 - James W. & Margaret I. Paul

✓ Item #151 - Harry S. & Dorothea S. Cook

Item #148 - Paul J. & Ruth A. Glace

Item #152 - Norbert Muench

Item #153 - Evan E. & Nancy L. Evens

Ian J. Forrest, Director

BUL AU OF ENVIRONMENTAL SERVICES

IJF/fth

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

March 30, 1982

Zoning Agenda: Meeting of February 23, 1982

EVALUATION COMMENTS

77 W. 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 7, 1982

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodar

Mr. & Mrs. Harry S. Cock 3432 Gaither Road Baltimore, Maryland 21207

RE: Item No. 151

Petitioner - Harry S. Cook, et ux Variance Petition

MEMBERS Bureau of

Engineering Department of

Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration Dear Mr. & Mrs. Cook:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct a pool in the side and front yard and legalize the setback of the existing shed, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Michalas B. Camma dari, NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

NBC:bsc Enclosures

INTER-OFFICE CORRESPONDENCE

Nick Commodari _______ Charles E. (Ted) Burnham

March 2, 1982

FROM Zoning Advisory Committee Meeting of February 23, 1982

> ITEM NO. 148 Standard Comment

See Comments ITEM NO. 151

ITEM NO. 153

ITE' NO. 122

Plans Review Chief

CEB:rrj

Planning Group Fire Prevention Bureau Special Inspection Division

(X) 7. The Fire Prevention Bureau has no comments, at this time.

PALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204

Office of Planning and Zoning

Baltimore County Office Building

Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee

Location: NE/Cor. Gaither Road and Sunset Lane

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required

() 1. Fire hydrants for the referenced property are required and shall be

located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Protection

Association Standard No. 101 *Life Safety Code*, 1976 Edition prior

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

() 5. The buildings and structures existing or proposed on the site shall

RE: Property Owner: Harry S. & Dorothea S. Cook

Department of Public Works.

to occupancy.

() . Site plans are approved, as drawn.

() 3. The vehicle dead end condition shown at

PAUL H. REINCKE

Mr. William Hammond

Coming Commissioner

Towson, Maryland 21204

Item No.: 151

Gentlemen:

494-3985

BALTIMORE COUNTY, MARYLAND

ITEM NO. 149 See Comments ITEM NO. 150

Standard Comments ITEM NO. 152 Standard Comments

See Comments ITEM NO. 55

No further Comments - Revised No further Comments - Revised

Pursuant to the adverti ement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/workickers result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of will not the variance(s) requested with research adversely affect the health, safety, and general welfare of the community, the variance(s) should **sharkdxxxxt be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2/st day of April , 19 82 , that the herein Petition for Variance(s) to permit accessory structures, inground swimming pool and an existing storag shed, to be located in the front and side yards in lieu of the required rear third of the lot i rthest removed from any street and a minimum setback of 1.5 feet from the side and rear property lines in lieu of the required 2.5 feet, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The swimming pool must be drained in such a way as to prevent overflow onto adjacent properties.
- 2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 1, 1982

Mr. William .. Hammond Zoning Commissioner Baltimore County Office Building
1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: February 23, 1982

RE: Item No: 148, 149, 150, 151, 152, 153 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Um 4 Leteral Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDELICE

William E. Hammond TO Zoning Commissioner Norman E. Gerber, Director FROM Office of Planning and Zoning

Date___March 29, 1982_____

SUBJECT Zoning Petition No. 82-221-A

There are no comprehensive planning factors requiring

comment on this petition.

Norman E. Deuber per fortexwell Norman E. Gerber Director of Planning and Zoning

NEG:JGH:rmc

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P. E. DINECTOR

April 13, 1982

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #151 (1981-1982) Property Owner: Harry S. & Dorothea S. Cook N/E corner Gaither Rd. & Sunset La. Acres: 55/55 x 105/110 District: 2nd

Dear Mr. Hammond:

The following amended comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The description of this property in the first paragraph of the comments March 23, 1982 is incorrect and amended as follows:

This property comprises Lot 9, Block "B" plat of Millwood, recorded W.J.R. 26, Folio 42, with the lot dimensions correctly indicated on the submitted plan.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 151 (1981-1982).

RAM: EAM: FWR:ss

cc: Jack Wimbley

L-NE Key Sheet 20 NW 27 Pos. Sheet NW 5 G Topo

77 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

April 22, 1982

Mr. William Ham .ond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: ZAC Meeting of February 23, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 148, 150, (151) 152 and 153.

Michael S. Flanigan

Engineering Associate II

MSF/rlj

Mr. William E. Hammond Zoning Commissioner Room 109, County Office Building Towson, Maryland 21204

> RE: Case No. BI-ZZIA ITUM IST Building Permit Application No. 4378/ 2 Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

PETITION FOR VARIANCES

2nd DISTRICT

ZONING: Petition for Variances

LOCATION:

Northeast Corner of Gaither Road and Sunset Lane DATE & TIME:

Thursday, April 15, 1982 at 9:30 A.M. PUBLIC HEARING:

Room106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act

Petition for Variances to permit accessory structures in the front and side yards in lie of the required rear third of the lot farthest removed from any street, and to permit a minimum setback of 1.5' from the side and

rear property lines in lieu of the required 2.5' The Zoning Regulation to be excepted as follows: Section 400.1 - Location and setbacks of accessory structures

and Regulations of Baltimore County, will hold a public hearing:

All that parcel of land in the Second District of Baltimore County

Being the property of Harry S. Cook, et ux, as shown on plat plan filed with the

Hearing Date: Thursday, April 15, 1982, at 9:30 A. M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER

Lloyd T. Stewart 3430 Gaither Road Baltimore, Maryland 21207

Baltimore County Zoning Board Towson, Maryland 21204

TAND COUNTY OF COUNTY SEASON

The second second second second

RE: Harry S. Cook 3432 Gaither Road Baltimore, Maryland 21207 Zoning Request

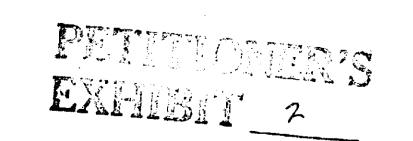
To Whom it May Concern,

My full support is hereby given for the above referenced request for zoning for a swimming pool. Having been a next door neighbor of the Cook's for the past 3 1/2 years I can attest to their reputable character. The swimming pool would be a welcome addition to the neighborhood.

Lloyd T. Stewart

Montrefine 3431 Guither Rd.

Sylvine P. Hyatt 3517 Rockdale Ct.



OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the NE/corner of Gaither Road and Sunset Lane. Being Lot No. 9, Block B, on the Plat of Millwood. Recorded in the Land Records of Baltimore County in Plat Book No. 26, Folio '2. Also known as 3432 Gaither Road.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM THAMMOND ZONING COMMISSIONER

April 2, 1982

Mr. & Mrs. Harry S. Cook 3432 Gaither Road Biltimore, Maryland 2]207

> RE: Petition for Variance NE/cor. Gaither Rd. & Sunset Lane 2nd Election District Harry S. Cook, et ux - Petitioners NO. 82-221-A (Item No. 151)

Tear Mr. & Mrs. Cooks

This is to advise you that \$50.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to The Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

> Verystruly your WILLIAM E. HAMMONI Zoning Commissioner

WEH/mc

TOWSON, MARYLAND

Mr. and Mrs. Harry 3. Cook 3432 Gaither Road Baltimore, Maryland 21207 March 15, 1982

NOTICE OF HEARING

Petition for Variance Northeast corner of Gaither Road and Sunset Lane Case #82-221-A

9:30 A.M. Thursday, April 15, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER DILECTUR

March 25, 1982

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item \$151, Zoning Advisory Committee Meeting, February 23, 1982, are as follows:

Property Owner: Harry S. and Dorothea S. Cook Location: NE/corner Gaither Road and Sunset Lane Acres: 55/55 X 105/110 District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley

Current Planning and Development

JLW #h

ZOTING: Putition for Variances LOCATION: Northeast Corner

Gaither Road # & Sunset Lane
DATE & TIME: Thursday, April
15, 1963 at \$: 30 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

filed with the Zeeing Department
Hearing Date: Thursday, April
15, 1863 at 9:30 A.M.
Public Hearing: Room 10s. County
Office Puilding, 111 W. Chesapeake
Avenue, Townon, Maryland
By Order Of

By Order Of
WILLIAM E HAMMOND,
Eoning Compressioner
of Baltimore
Mar. 25.

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	_
COPE CO	•
	BALTIMORE COUNTY
	OFFICE OF PLANNING & ZONING
	TOWSON, MARYLAND 21204

MAPS TAC - Patricia Buckner Agent 10360 Main Street Suite sol Fairfax, Va 22030 Tel # 103-691-1100

WILLIAM E. HAMMOND ZONING COMMISSIONER

April 21, 1982

Mr. & Mrs. Harry S. Cook 3432 Gaither Road Baltimore, Maryland 21207

> RE: Petition for Variances NE/corner of Gaither Rd. & Sunset Lane 2nd Election District Harry S. Cook, et ux - Petitioners NO. 82-221-A (Item No. 151)

Dear Mr. & Mrs. Cook:

I have this date passed my Order in the above captioned matter in accordance

Very truly yours, Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

CELTIFICATE OF PUBLICATION

Pikesville, Md., March 24, 19 82

THIS IS TO CERTIFY, that the annexed advertisment was published in the NOATHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 15th day of April 19 82 the first publication appearing on the the secend publication appearing on the

the third publication appearing on the

THE NORTHWEST STAK

Cost of Advertisement

SE LESE DOSE CONTROL DE LA CON

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Tourson, Maryland 82-221-A
District 2ml Posted for: 2 arinness	Date of Posting 3-25-81
	of Jaither Od and Sumut You
~	Jacker Road and Sunset Fane
Remarks: Posted by Signature	Date of return: April 2, 1789
Number of Signs: /	

Mr. & Mrs. Harry S. Cook 3432 Gaither Road Baltimore, Md. 21207

> BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

Zoning Commissioner

Petitioner Barry S. Cook, ot ux

Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____March_25____, 19_82__ THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., SACCOM day of _____April____, 1982__, the Efft publication appearing on the 25th day of March

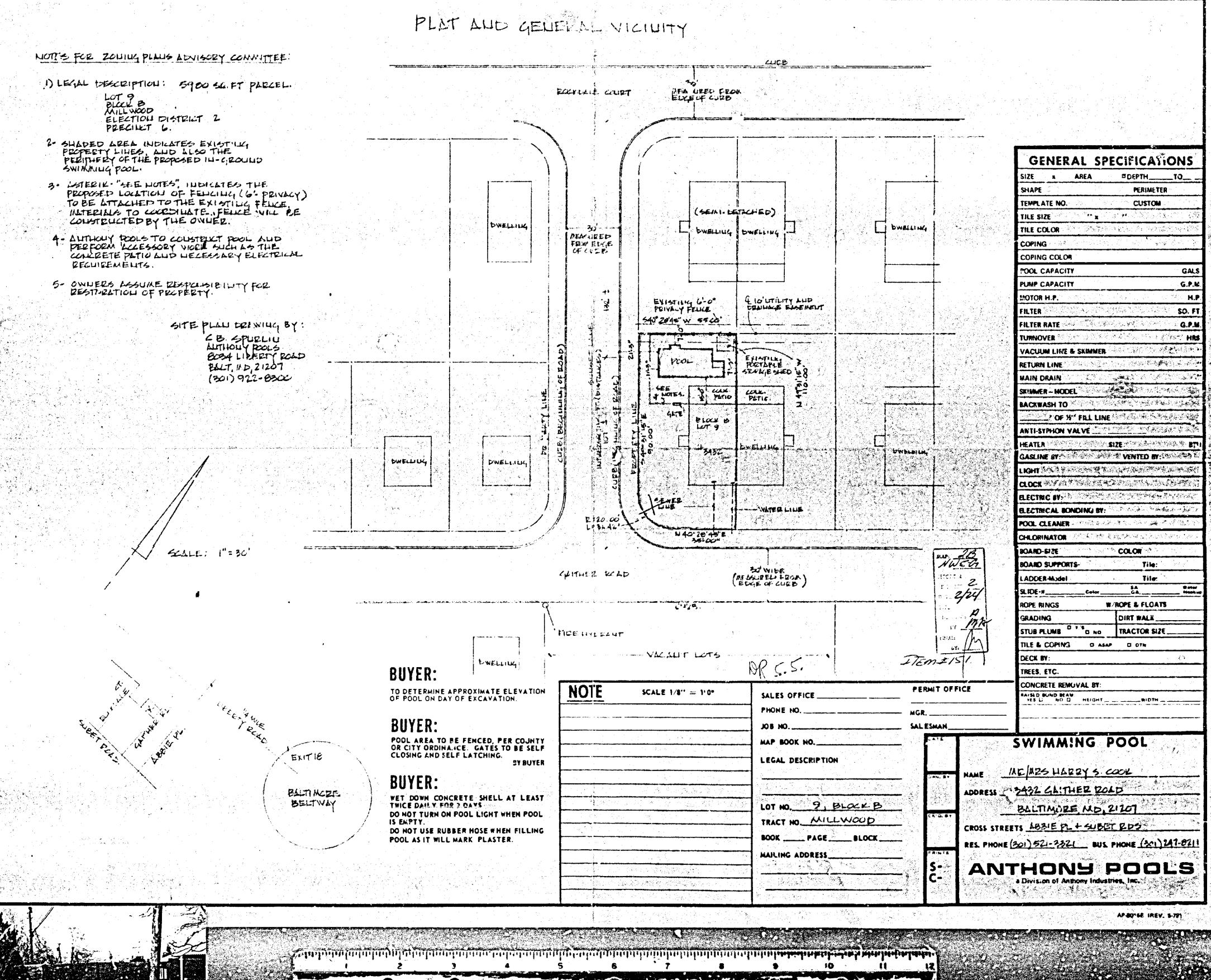
Cost of Advertisement, \$_____

PETITION	M	MAPPING			PROGRESS			ET		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	Ьу	date	Ьу	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline	·									
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: un					ed Pla e in ou	_	or des	cripti	on	Yes

Previous case:

Iten # 151

BALTIMORE COUNTY OFFICE CF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 day of February Your Petition has been received this /2 Filing Fee \$ 75.00 Received: ____ Check Tten# 151 William E. Hammond, Zoning Commissioner Petitioner Hanny S. Cook Petitioner's Attorney *This is not to be interpreted as acceptance of the Petition for assignment of a hearing date. ALTIMORE COUNTY, MARYLAND K- 106850 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT C. B. SPURLIN AMDUNT \$50.50 8034 LIPERTY ROAD RECEIVED Cooks Tank Line, Inc. BALTIMORE, MD. 21207 Advertising and Posting Costs for Case No. 82-221-A (Item No. 151) 893****** 01020 d 1634 BALTIMORE COUNTY, MARYLAND No. 105749 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 3/16/82 OUNT 01-66 2 AMOUNT_ \$25.00 RECEIVED Dotty S. Cook Filing Fee for Case #82-221-A 2860 0 0 PKR 15 VALIDATION OR SIGNATURE OF CASHIER



parites proposition de proposition d